

Date: 26th December 2024

FORMAT A

(Circular No.:- 28/2021)

To,

Maha RERA Housefin Bhavan, Plot No. C 21

E- Block, Bandra Kurla Complex, Bandra(E)

Mumbai. 400051

Date: 26/12/2024

Pune

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Gat No. 299, Sub-Plot No. 04 admeasuring about 00 Hectare 80 Are, situated at Village Charholi Budruk, Taluka Haveli, District Pune and situated within the local limits of Pune Municipal Corporation. (Hereinafter referred as the said property).

I have investigated the title of the said property on the request of **M/s. Winsome SK Builders** having their office at: Office No. 01, Yash Residency, Lane No. 01, Sakore Nagar, Viman Nagar, Pune – 411014, following documents i.e. :-

1) Description of the property

All that piece and parcel of Non – Agricultural Land Sub Plot No. 4, admeasuring about 0 H 80 R sanctioned as per revised layout No. BP/ Layout/ Charoli/ 05/ 2021 dt. 24/3/2021 constituted out of Land bearing Survey No.299 totally admeasuring about 05 H 16 R situated within the local limits of Pune Municipal Corporation and bounded as follows:



- On or Towards the East : Remaining part of Survey no. 299
On or Towards the South : Remaining part of Survey no. 299
On or Towards the West : 30 Mtrs wide DP Road
On or Towards the North : Survey no. 300

2) The documents of allotment of plot:

- a) Sale Deed Dated 11/06/2003 registered with the office of Sub-Registrar, Haveli-15, at Serial No. 1764/2003;
 - b) Agreement to Sell dated 06/01/2021 registered with the office of Sub-Registrar, Haveli-11, at Serial No. 330/2021;
 - c) Sale Deed dated 14/12/2021 registered with the office of Sub-Registrar, Haveli-16, at Serial No. 17321/2021;
 - d) **Joint Development Agreement dated 08/04/2023 with the office of Sub- Registrar Haveli-22, at serial No. 6344/2023.**
- 3) 7 /12 extract issued by Talathi office from year 1994-2024,
- 4) Mutation Entry:- 4763; 7076; 8297; 8823; 9665; 9716; 11031; 11942; 11981; 12218; 12536; 13283; 13285; 15538; 20767; 22771; 22910; 22936; 23038 and 23297.
- 5) Search report for 30 years from 1994 till 2024

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that, as per development Agreement of M/s. Winsome SK Builders, the Promoter and Developer is clear, marketable and without any encumbrances.

Owners of the land: -

- (1) As reflects on 7/12 extract Ms. Amrita Sharma, Mr. Arun Bhatt, Mr. Atul Jakhwal, Mr. Anil Kumar Sinham, Mr. Alankar Jadhav, Mr. Ayush Mishra, Mr. Ashish Govila, Ms. Kajal Gautam, Mr. Kunjnath Sinha, Mr. Gajanana Suryawanshi, Mr. Tanmay Bhardwaj, Mr. Dilip Chimanrao Tajane, Ms. Deepika Mehta, Ms.



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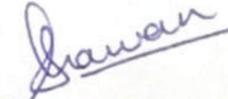
Pushplata, Mr. Pravin Lad, Mr. Prakash Yashwant Thote, Dr. Prathibha Sharma, Mr. Prashant Sharma, Ms. Priyam Porwal, Ms. Binadevi Dixit, Mr. Binod Kumar Pandey, Madhu Kumar, Ms. Madhu Porwal, Mr. Manish Mahadeo Lande, Mr. Manjil Guha, Mr. Rabindra Prasad Srivastava, Mr. Rakesh Chaddha, Mr. Rakesh Kumar Gautam, Mr. Rajendra Singh, Ms. Radhika Sharan Pateria, Ms. Renu Meena, Ms. Varsha Pravin Lad, Ms. Vinita Sinha, Mr. Vijay Kumar Mishra, Ms. Vinita Pathak, Mr. Shyam Sunder Porwal, Ms. Shweta Sundra Porwal, Mr. Sarvesh Kumar Bhardwaj, Mr. Sunil Pawar, Mr. Sushant Kumar, Col. Sushil Kapoor, Ms. Sonal Shah, Ms. Sonali Prakash Thote, Mr. Santosh Kadam, Ms. Seema Alankar Jadhav, Mr. Swapnil Vitthal Dolas for the share of area admeasuring 00 H 80 (Gat No. 299)

(2) Qualifying comments/remarks if any-No

The report reflecting the flow of the title of the **M/s. Winsome SK Builders**, the Promoter and Developer in respect of the said property is enclosed herewith as annexure.

Encl.: Annexure.

7 LEGAL SOLUTIONS & ADVISORY LLP


Designated Partner
ASHWINI CHAWAN

Date: 08/08/2024

(Advocate)
MAH/7381/2019

FORMAT A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- I. 7/12 extract from year 1934-2024.
- II. Mutation Entry No- 4763; 7076; 8297; 8823; 9665; 9716; 11031; 11942; 11981; 12218; 12536; 13283; 13285; 15538; 20767; 22771; 22910; 22936; 23038 and 23297.
- III. Search report for 30 years from 1994 -2024 taken from Sub-Registrar Office at Haveli.

1) As per **Mutation Entry 9665 dated 23/06/1986** it appears that, Mr. Narayan Vithoba Pathare expired on 18/06/1978 leaving behind his legal heirs: Son - Mr. Dnyanoba Narayan Pathare; Daughters - Mrs. Yamuna Devram Bahule; Mrs. Jaibai Jaywant Thorve; Mrs. Shakubai Bal Ranade; Mrs. Bhamabai Balasaheb Kakade Mrs. Lahanubai Haribhau Taware; No Wife

Accordingly, the name of Mr. Narayan Vithoba Pathare was removed and the above-mentioned names were mutated in the Occupants Column as per the application made by Mr. Dnyanoba Narayan Pathare and Varas Register no. 305.

2) As per **Mutation Entry 9716 dated 14/01/1987** it appears that, Mr. Bala Genaba Pathare expired on 17/02/1957 leaving behind his legal heirs: Son - Mr. Sopan Bal Pathare; and Daughters - Mrs. Deubai Tukaram Sawant; Mrs. Anusayabai Sadashiv Avhale; Mrs. Reubai Baburao Gaikwad; Mrs. Anjanabai Raghu Thakur; Mrs. Jijabai Balkrushna Tingare.

Accordingly, the name of Mr. Bala Genaba Pathare was removed and his name was mutated in the Occupants Column and Daughter's names were mutated in the other rights column, as per the application made by Mr.



Sopan Bal Pathare, *Jabab*, and Varas Register no. 317. This mutation is certified.

7LS Note: The old mutation entry no. 4763 is the same as the above-mentioned mutation which was not updated on the 7/12 extract. Hence this new mutation entry no. 9716 came into existence and the same was mutated on the 7/12 extract.

- 3) As per **Mutation Entry 11031 dated 17/03/1989** it appears that, Mr. Anandrao Jabaji Pathare for himself and for Mr. Sambhaji Anandrao Pathare as अ.प.क.; Mr. Gorakh; Mr. Kantaram; Mr. Navnath ; Mr. Shivaji; Mr. Sambhaji Anandrao Pathare; Mr. Machindra Jabaji Pathare himself and for Sr.No.10 i.e. Mr. Shantaram Machindra Pathare as अ.प.क.; Mr. Suresh; Mr. Jalindarnath; Mr. Shantaram Machindra Pathare ; Mr. Kondiba; Mr. Kashinath; Mr. Sudam; Mr. Mahadu Shivram Pathare; Mr. Uttam; Mr. Kaluram; Mr. Prabhakar; Mr. Murlidar Kashinath Pathare - अ.प.क. his father Mr. Kashinath at Sr. No. 12; Mr. Vijay; Mr. Sunil Sudam Pathare - अ.प.क. his father Mr. Kashinath at Sr. No. 12; Mr. Anil Mahadu Pathare; Mr. Rambhau Mahadu Pathare अ.प.क. his father Mr. Mahadu Shivram Pathare at Sr. No. 14 ; Mr. Sopan Bala Pathare for himself and as POA holder of Sr. No. 26 to 30; Mr. Shahaji; Mr. Kisan Sopan Pathare; Mrs. Reubai Baburao Gaikwad; Mrs. Deubai Tukaram Sawant; Mrs. Anusayabai Sadashiv Avhale; Mrs. Anjanabai Raghu Thakur; Mrs. Jijabai Balkrushna Tingare; Mr. Dnyaneshwar Narayan Pathare; Mrs. Yamuna Devram Bavale; Mrs. Jaibai Jaywant Thorve; Mrs. Bhamabai Balaso Kakade; Mrs. Shakubai Dnyanoba Ranade; **Sold Survey No. 299, area admeasuring 04H 81R, Pot Kharaba 00H 35R totally admeasuring 05 H 16 R, for the consideration amount Rs. 4,98,000/- (Rupees Four Lakhs Ninety Eight Thousand only) dated 30/09/1996 to MR. SUNIL SAHADEO MHASKE.**



4) As per **Mutation Entry 11981 dated 20/08/2003** it appears that, Mr. Sunil Sahadeo Mhaske, sold, Survey No. 299, total area admeasuring **05 H 16 R** vide registered document bearing no. 1777/2003 **dated 11/06/2003**, to Dr. D.Y. Patil Educational Enterprises Pvt. Ltd Through its Director, Mrs. Pushpalata Dnyandev Patil, Mr. Vijay Dnyandev Patil, Mr. Ajinkya Dnyandev Patil, Mr. Sadashiv Sidhdhu Pawar, Mrs. Shalini Sadashiv Pawar, Mr. Sampat Sadashiv Pawar for himself and as power of attorney holder of 1 to 5; for the consideration amount Rs. 22,00,000/- (Rupees Twenty Two Lakhs only). Accordingly, the name of Mr. Sunil Sahadeo Mhaske was removed and the above-mentioned names were inserted in the Occupants column. This mutation is certified.

7LS Note: In the above-mentioned mutation there is a typographical error wherein Sale Deed no. 1777/2003 is wrongly mentioned instead of Sale deed bearing no. 1764/2003.

5) As per NA Order passed by Collector Office of Pune vide bearing no. PRA/NA/SR/301/2004 dated 29/10/2005 issued in favour of Dr. D.Y. Patil Educational Enterprises Private Limited through, Director Shri. Sampat S. Pawar for area pertaining to Village Charholi Budruk, Taluka Haveli, District Pune, for Survey No.133(P) area 16323 sq.mtrs.; 134/1 area 400 sq.mtrs.; 134/2 area 4300 sq.mtrs.; 134/3 area 3600 sq.mtrs.; 134/4(P) 39500 sq.mtrs.; 134/5 area 7600 sq.mtrs.; 134/6 area 7000 sq.mtrs.; 134/7 area 3300 sq.mtrs.; 134/8 area 1900 sq.mtrs.; 134/9 area 1600 sq.mtrs.; 134/10 area 3700 sq.mtrs.; 136 area 54300 sq.mtrs.; 137/1 area 93400 sq.mtrs.; 137/2 area 1300 sq.mtrs.; 137/3 area 2700 sq.mtrs.; 137/4 area 4100 sq.mtrs.; 137/5 area 6100 sq.mtrs.; 137/9 area 3400 sq.mtrs.; 299 area 51600 sq.mtrs.; 308 area 41200 sq.mtrs.; 309/1 area 8500 sq.mtrs.; and 309/3 area 33600 sq.mtrs.



- 6) As per the Order passed by State of Maharashtra Urban Development Department dated 20/01/2009 vide bearing no. U.L.C. 2204/246/Na.Ja.Ka.Dha 2, permission was given to use the total area of 349423 sq.mtrs for educational purpose. As per the order condition that if any area out of the aforesaid area is to be used for any other purpose than educational purpose then Dr. D.Y. Patil Educational Enterprises Pvt. Ltd. is liable to pay the difference amount to the State of Maharashtra accordingly.
- 7) As per the Order passed by the Collector and Competent Authority, Pune Urban Agglomeration dated 28/05/2019 vide bearing no. U.L.C./No-3/260-D Trust/186/19, the permission was granted to use 60% of the Amalgamated Lands for Commercial and Residential Purpose and 40% of the Amalgamated Lands for Educational Purpose. According to the conditions imposed in Order dated 20/01/2009, Dr. D.Y. Patil Educational Enterprises Pvt. Ltd. was required to pay sum of Rs. 4,03,41,400/- (Rupees Four Crores Three Lakh Forty One Thousand and Four Hundred only).
- 8) As per **Mutation Entry No. 13285 dated 13/09/2010** it appears that, the names of
- 1) Mrs. Pushpalata Dnyandev Patil,
 - 2) Mr. Vijay Dnyandev Patil,
 - 3) Mr. Ajinkya Dnyandev Patil,
 - 4) Mr. Sadashiv Sidhdhu Pawar,
 - 5) Mrs. Shalini Sadashiv Pawar and
 - 6) Mr. Sampat Sadashiv Pawar was inserted as Director on the 7/12 extract but since directors at Sr. no. 4, 5 and 6 has resigned from the post as



Director of Dr. D.Y. Patil Educational Enterprises Pvt. Ltd and the same has been accepted at the Board Directors meeting on 29/03/2005, so their names must be removed from the 7/12 extract.

Accordingly, the names at Sr. No. 4) Mr. Sadashiv Sidhdhu Pawar, 5) Mrs. Shalini Sadashiv Pawar and 6) Mr. Sampat Sadashiv Pawar were removed as per the application given by Dr.D.Y. Patil Educational Enterprises Pvt. Ltd through Mr. Bhandarkar in the occupants column.

9) **Mutation Entry No. 15538 dated 06/05/2013:**

As per mutation entry it appears that, on 7/12 extract of Survey no. 133, 133/1, 134/1, 134/2, 134/3, 134/4, 134/5, 134/6, 134/7, 134/8, 134/9, 134/10, 136, 137/1, 137/2, 137/3, 137/4, 137/5, 137/6, 299, 308, 309/1 and 309/3, the names of the Director's 1) Mrs. Pushpalata Dnyandev Patil, 2) Mr. Vijay Dnyandev Patil, and 3) Mr. Ajinkya Dnyandev Patil were inserted along with the name of the company i.e. Dr. D.Y. Patil Education Enterprises Pvt. Ltd., wherein the properties ownership is with the company and not with the individual Director of the company. Hence, Director's names shall be removed from the revenue records and 7/12 extract, and only the company's name i.e. Dr. D.Y. Patil Education Enterprises Pvt. Ltd. shall be mutated.

Accordingly, the name of the Dr.D.Y. Patil Educational Enterprises Pvt. Ltd. was mutated in the occupant's column as per the application given by Mr. Ajinkya Dnyandev Patil, Chairman and Managing Director of the Dr.D.Y. Patil Educational Enterprises Pvt. Ltd. and No objection by the Director's of the company i.e. 1) Mrs. Pushpalata Dnyandev Patil, 2) Mr. Vijay Dnyandev Patil, and 3) Mr. Ajinkya Dnyandev Patil.



10) Ajeenkya D.Y. Patil Infra Pvt. Ltd. have amalgamated the lands mentioned in NA order, as per the layout sanctioned by Pimpri Chinchwad Municipal Corporation on 7/8/2020 bearing No.Layout/BP/Charoli/10/2020.

11) As per the registered Agreement to Sell dated 06/01/2021 registered at the office of Sub-Registrar, Haveli No.11, at Serial No. 330/2021 executed between Ajeenkya D.Y. Patil Infra Pvt. Ltd. Through its Authorised Signatory Mr. Ajinkya Dnyandeo Patil and Mr. Sarvesh Kumar Bhardwaj; Mr. Binod Kumar Pandey POA Holder Mr. Sarvesh Kumar Bhardwaj; Dr. Prathibha Sharma POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Dilip Chimanrao Tajane POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Rakesh Kumar Gautam POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Prakash Yashwant Thote POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Sonali Prakash Thote POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Radhika Sharan Pateria; Mr. Ayush Mishra POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Madhu Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Vinita Pathak POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Shyam Sunder Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Renu Meena POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Priyam Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Rabindra Prasad Srivastava POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Manish Mahadeo Lande POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Sushant Kumar POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Prashant Sharma POA Holder Mr. Sarvesh Kumar Bhardwaj; Col. Sushil Kapoor; Mr. Swapnil Vitthal Dolas; Mr. Manjil Guha; Mr. Atul Jakhwal; Ms. Deepika Mehta; Mr. Rajendra Singh; Ms. Pushplata; Ms. Vinita Sinha;



12) After execution of the Agreement To Sell, Ajeenkya D. Y. Patil Infra Pvt. Ltd, has submitted revised layout to Pimpri Chinchwad Municipal Corporation to

carve out the said Property as proposed **sub-plot no. 4** Pimpri Chinchwad Municipal Corporation has sanctioned the revised layout as per its order dt. 24/3/2021 bearing No. BP/Layout/Charoli/05/2021.

13) As per Mutation Entry No. 22936 dated 05/01/2022 it appears that, Ajeenkya D.Y. Patil Infra Pvt. Ltd. Through its Director Mr. Ajinkya Dnyandev Patil through its Authorized signatory Mr. Dilip Yashwant Kawad, Sold area admeasuring **00H 80Are** out of total area admeasuring 05H 16Are of Survey No. 299 to : **Ms. Amrita Sharma POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Arun Bhatt POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Atul Jakhwal; Mr. Anil Kumar Sinha POA Holder Mr. Rahul Raman; Mr. Alankar Jadhav POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Ayush Mishra POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Ashish Govila POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Kajal Gautam POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Kunjnath Sinha POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Gajanana Suryawanshi POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Tanmay Bhardwaj; Mr. Dilip Chimanrao Tajane POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Deepika Mehta; Ms. Pushplata; Mr. Pravin Lad POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Prakash Yashwant Thote POA Holder Mr. Sarvesh Kumar Bhardwaj; Dr. Prathibha Sharma POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Prashant Sharma POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Priyam Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Binadevi Dixit POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Binod Kumar Pandey POA Holder Mr. Sarvesh Kumar Bhardwaj; Madhu Kumar; Ms. Madhu Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Manish Mahadeo Lande POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Manjil Guha POA Holder Radhika Sharan Pateriya; Mr. Rabindra Prasad Srivastava POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Rakesh Chaddha POA Holder Mr. Sarvesh**



Kumar Bhardwaj; Mr. Rakesh Kumar Gautam POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Rajendra Singh; Ms. Radhika Sharan Pateria; Ms. Renu Meena POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Varsha Pravin Lad POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Vinita Sinha; Mr. Vijay Kumar Mishra POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Vinita Pathak POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Shyam Sunder Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Shweta Sundra Porwal POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Sarvesh Kumar Bhardwaj; Mr. Sunil Pawar; Mr. Sushant Kumar POA Holder Mr. Sarvesh Kumar Bhardwaj; Col. Sushil Kapoor; Ms. Sonal Shah POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Sonali Prakash Thote POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Santosh Kadam POA Holder Mr. Sarvesh Kumar Bhardwaj; Ms. Seema Alankar Jadhav POA Holder Mr. Sarvesh Kumar Bhardwaj; Mr. Swapnil Vitthal Dolas vide Sale Deed dated 23/11/2021 registered in the office of Sub-registrar Haveli 16 at serial no. 17321/2021.

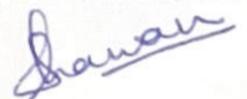
Accordingly, the above-mentioned all 46 names were mutated in the occupant's column as per the copy of the registered Sale Deed.

- 14) Thereafter All landowners did Joint Development Agreement with Winsome sk Builders dated 08/04/2023 with the office of Sub- Registrar Haveli-22, at serial No. 6344/2023 . Hence after Winsome sk Builders has rights to develop this land as per agreement.

IV. Any other relevant title- No

V. Litigations if any- No

7 LEGAL SOLUTIONS & ADVISORY LLP


Designated Partner

ASHWINI CHAWAN

Advocate
MAH/7381/2019

Date: 26/12/2024